

CITY OF ISSAQUAH

MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of Proposal: Proposal to develop a 5-story hotel (Springhill Suites Marriott) on an approximately 70,000 square foot paved site located off NW Maple Street in Issaquah, Washington. The hotel is proposed to include 143,700 square feet of gross floor area, 145 guest suites, and 2 levels of above-grade parking with space for 203 vehicles. An existing surface parking lot will be demolished to make way for the proposed hotel. The project site lot is zoned "retail" and located in the "Newport" subarea of Issaquah. The project site is nearly fully paved with no on-site or adjacent critical areas and, thus, this project has little to no potential for environmental impacts.

Location of Proposal: South of NW Maple Street and east of 12th Avenue NW
Issaquah, WA 98027

Permit Number: PLN 08-00111, PLN 08-00112, PLN 08-00113

Proponent: Touchstone Corporation
2025 First Avenue, Suite 790
Seattle, WA 98121

Lead Agency: City of Issaquah

SEPA Determination: Mitigated Determination of Non-Significance (MDNS)

Determination: The lead agency has determined that this proposal would not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Comment Period: The Mitigated Determination of Nonsignificance is issued under WAC 197-11-340(2) and 197-11-350, and is based on the proposal being conditioned as indicated below. The lead agency will not act on this proposal during the comment period beginning on **August 6, 2009** and ending on **August 19, 2009**. Comments can be submitted to the Responsible Official during the comment period at the address listed below.

Appeals: You may appeal this determination by filing a Notice of Appeal with the City of Issaquah Permit Center located at 1775 12th Avenue NW, Issaquah between **August 20, 2009** and **September 2, 2009**. Appellants should be prepared to make specific factual objections. Contact the SEPA Responsible Official about the procedures for SEPA appeals.

Responsible Official: Kirk Prindle

Position/Title: Wetland Biologist/Environmental Planner

Address/Phone: P.O. Box 1307, Issaquah, WA 98027-1307 (425) 837-3087

Date: 8/5/09

Signature: 

Notes:

1. This threshold determination is based on review of project documents received since December 30, 2008 including an environmental checklist, existing and proposed site plans, a project narrative, a transportation impacts analysis, a geotechnical engineering report, and other documents in the file.
2. Issuance of this threshold determination does not constitute approval of the permit. The proposal will be reviewed for compliance with all applicable City of Issaquah codes regulating development activities including Land Use Codes, Critical Areas Regulations, Subdivision Regulations, Building Codes, Clearing and Grading Ordinance, and Shoreline Regulations.

Findings:

1. SEPA review is required for projects resulting in the development of over 4,000 square feet of commercial space and/or over 20 new parking stalls and for projects with the potential to impact environmentally critical areas and other environmentally sensitive habitats or resources.
2. Public Services/Facilities - The proposal would have a potential impact on the public services of police and general government services. IMC Chapter 18.18, Methods to Mitigate Development Impacts, provides alternatives to mitigate for direct impacts of proposed development. The City may approve a voluntary payment in lieu of other mitigation. Rate studies for police facilities and general government buildings are included in IMC 18.10.260 as the City's SEPA policy base. The rate studies present the methodology and formulas for determining the amount of the mitigation fee commensurate with project impacts.

Mitigation Measures: The Mitigated Determination of Nonsignificance is based on the submitted checklist and supplemental information provided in the application. The following SEPA mitigation measures shall be deemed conditions of the approval of the licensing decision pursuant to Chapter 18.10 of the Issaquah Land Use Code. All conditions are based on policies adopted by reference in the Land Use Code.

1. The applicant shall mitigate for potential impacts of the development on public services. This may be accomplished with a voluntary contribution in the amount \$0.56 per new square foot for Police Services and \$0.4228 for General Government Services. The final amount of the impact fees will be determined based on the building permit submittal. The applicant should sign the voluntary contribution agreement and pay the voluntary contribution prior to issuance of building permits. Totals for SEPA fees are as follows:
 - Police Mitigation Fee is \$80,472 based upon $(143,700 \text{ sq. ft.} \times \$0.56/\text{sq. ft.}) = \$80,472$. (SEPA fee)
 - General Government Mitigation Fee is \$6,075.64 based upon $(143,700 \text{ sq. ft.} \times \$0.4228/\text{sq. ft.}) = \$6,075.64$. (SEPA fee)

cc: Washington State Department of Ecology, Washington State Department of Fish and Wildlife, Mark Hinthorne, David Favour, Kirk Prindle - Issaquah Planning Department, Sandy Wirth - Issaquah Building Department, Parties of Record